



Zoning Board of Adjustment

Minutes

Department of Planning, Engineering, & Permits

RANDALL L. WOODFIN
MAYOR

KATRINA THOMAS
DIRECTOR

February 9, 2023
City Council Chambers
3:00 P.M.

Members Present

Chairwoman, Scottie Y. McClaney
Lissy Frese
Phillip Foster
Torin Darling Brazzle

Staff Present

Jess Mays, ZBA Planner
Johnathen Hogan, Zoning Inspector
Kasandra Brundidge, Zoning Supervisor
Brandon Hammond, Zoning Inspector
Dedra Campbell, Zoning Inspector

Chairwoman Scottie McClaney called the meeting to order.

Ms. Lissy Frese made a motion to approve the minutes from the January 26, 2023 meeting. Mr. Phillip Foster seconded this motion. All in favor, motion passes. January 26, 2023 minutes approved.

Case Number: ZBA2022-00079..... Kingston Neighborhood

Applicant: Willie Jones, Deacon

Site Address: : 728 46th Street North, Birmingham, AL 35212

Owner: Mount Pleasant Baptist Church

Description: Application requesting a Variance to allow for the minimum lot area to be 5,142.9 sq. ft. for Lot 4-B instead of the required 6,000 sq. ft. for an R-3, Single-Family zoning district. And a Variance to allow for the minimum lot width of Lot 3-B to be 39.07 feet and Lot 4-B to be 49.96 feet instead of the required 50 feet in an R-3, Single-Family zoning District. A Variance to allow for the Single-Family homes on Lot 5 and Lot 6 to be setback 22 feet in the front instead of the required 25 feet front setback in an R-3, Single Family Zoning District. A Variance to allow for the single-family home on Lot 5 to be setback 4.7 feet on the right side and 6.6 feet on the left side instead of the required 5/14 feet in a side yard. A Variance to allow for the single-family home on Lot 6 to be setback 4.9 feet on the right side instead of the required 5 feet in a side yard.

Phillip Foster made a motion to approve the request with the following conditions attached:

1. Review by the appropriate zoning inspector to insure compliance with the Board’s decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within three years of approval from the Board.
- 3.1. Lots 1-4 must be subdivided into Lots 1-4 and approved by the Subdivision Committee and recorded with the Jefferson County Probate Court within two years of approval from the Board.

Motion to approve was seconded by Torin Darling Brazzle.

All in favor, motion passes.

APPROVED.

Case Number: ZBA2023-00002..... Overton Neighborhood

Applicant: Daniel Signs Inc.

Site Address: : 5263 Highway 280, Birmingham, AL 35242

Owner: Shoe Station

Description: Application for a Variance to allow for an attached sign to be 384 sq. ft. instead of the allowed maximum square footage of 210 sq. ft. in the Highway 280 Overlay District.

Lissy Frese made a motion to approve the request with the following conditions attached:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within three years of approval from the Board.

Motion to approve was seconded by Phillip Foster.

All in favor, motion passes.

APPROVED.

Chairwoman Scottie McClaney adjourned the meeting.